

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 127
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14H-04-0030 – John and Josephine January House – Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1617 West 12th Street from family residence, neighborhood plan (SF-3-NP) combining district zoning to family residence, historic, neighborhood plan (SF-3-H-NP) combining district zoning. First reading on April 14, 2005. Vote 7-0. Applicant: Historic Landmark Commission. Owner: Jack Frost Sanders and Nancy Sue Crow. City Staff: Steve Sadowsky, Neighborhood Planning and Zoning Department, 974-6454. Note: A valid petition has been filed in opposition to this rezoning request.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning **DIRECTOR'S AUTHORIZATION:** Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0030

HLC DATE:

December 13, 2004

January 24, 2005

February 28, 2005

PC DATE:

March 22, 2005

AREA: 6,635 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: January House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1617 W. 12th Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning for the property's significance in the areas of architecture and historical associations.

The number of intact early 20th century houses in Clarksville has dwindled to a handful; the Davis House represents the history of the neighborhood through its architecture and occupants, who typify African-American life in the early 20th century. Farm laborers in Fayette County, they typify the late 19th and early 20th century movement of rural African-Americans to cities such as Austin. They purchased a property in Clarksville, established by freedmen for African-American citizens, and engaged in the typical occupations open to the race at the time.

The property owner has agreed to donate the house to the Clarksville Community Development Corporation, who will relocate it to a site on 11th Street, rehabilitate it, and rent it as affordable housing. Staff fully supports this plan. A zoning change is necessary for the new site to accommodate the house.

HISTORIC LANDMARK COMMISSION ACTION: December 13, 2004: Initiated a historic zoning case. January 24, 2005: Postponed to February 28, 2005 at the owner's request. February 28, 2005: Recommended the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning for the property's significance in the areas of architecture and historical associations. Vote: 5-0 (Leary and Limbacher ill).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning for the property's significance in the areas of architecture and historical associations. Vote: 7-0-1 (Jackson absent).

DEPARTMENT COMMENTS: The house is listed as a Priority 2 in both the Clarksville Historic Resources Survey (2000) and the Comprehensive Cultural Resources Survey (1984), and is contributing to the Clarksville National Register Historic District.

The case will need to return to Council for 2nd and 3rd readings for historic zoning at the new location on W. 11th Street once the house is relocated.

CITY COUNCIL DATE: April 14, 2005

ACTION: Approved on first reading.

June 23, 2005

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association; Clarksville Community Development Corporation

BASIS FOR RECOMMENDATION:

The ca. 1907 house is over 50 years old, retains a high degree of architectural integrity, and is significant for its architecture and historical associations:

ARCHITECTURE

The ca. 1907 January House embodies folk Victorian style, massing, and ornamentation in its projecting front gable containing a Queen Anne style window, fishscale imbrication in the tympanum of the projecting gable, 2:2 fenestration, and front porch. Folk Victorian houses were vernacular versions of the larger, generally architect-designed Queen Anne houses of the late 19th and early 20th centuries, popular for the upper classes, and were designed by carpenters and builders who took details from more ornate houses and incorporated them into their designs.

HISTORICAL ASSOCIATIONS

The January House is located in Clarksville, originally developed as a freedmen's town in the 1870s. The vast majority of the residents of Clarksville were African-Americans, who labored at unskilled occupations in Austin's segregated society. Early residents of Clarksville owned their own homes, which set them apart from many of Austin's African-American families, who lived in alley houses or rented quarters throughout the city. Until the turn of the 20th century, whites and blacks generally lived in close proximity to each other, with the exception of African-American enclaves like Clarksville. In the early decades of the 20th century, the pattern of segregation in Austin became much more apparent, as African-Americans were increasingly clustered in separate districts, culminating in the 1928 city plan, which designated a "Negro district" on the east side of town to house all African-American families, businesses, and institutions.

According to Travis County deed records, E.J. Hofheinz sold this parcel to John and Josephine January on March 15, 1907. The January family owned and occupied the house from 1907 until 1964. John January was born in 1877 in Texas to parents born in Tennessee. He worked as a laborer, a porter at E.M. Scarbrough & Sons. His wife Josephine, was born in 1878 in Texas to parents born in Missouri. Josephine was listed in the 1920 and 1930 census as a laundress, a typical occupation for African-American women in the early 20th century. She did not give her occupation in the city directories until 1952, when she reported she was a cotton picker. John and Josephine had several family members

residing with them: Andrew January, a yardman, was listed as a resident in 1910-11; Lewis January, a bellboy at the New Avenue Hotel, was listed in 1912-13. It is unclear whether Andrew and Lewis were children or relatives of John and Josephine January. Alvin (or Alva) January, noted as the son of John and Josephine in the 1920 census, resided with his parents, along with his wife Alice, until 1940. Alvin also worked as a houseman, a yardman, and a porter.

While the house does not have specific associations with any one person of historical significance to the history of the city, it does represent the broader theme of African-American history in Austin. It was the home of the January family, who epitomized many of the city's African-American residents in the early 20th century through their residency in Clarksville and their occupations.

PARCEL NO.: 01110305070000

DEED RECORD: Docket No. 2004174361

LEGAL DESCRIPTION: 44 x 170 feet of Block 15, George W. Spear League, Abstract 697, Survey 7.

ANNUAL TAX ABATEMENT: \$1,900 (owner-occupied rate). City tax abatement: \$500.

APPRAISED VALUE: \$169,000

PRESENT USE: Residence

CONSTRUCTION/DESCRIPTION: One-story irregular-plan hipped-roof frame dwelling with projecting front gable, containing fish-scale imbrication in the tympanum; Queen Anne window in projecting front gable; 2:2 fenestration elsewhere; partial-width shed-roofed independent porch.

CONDITION: Poor.

PRESENT OWNER

Jack Frost Sanders and Nancy Sue Crow
600 Harthan Street
Austin, Texas 78703

DATE BUILT: ca. 1907

ALTERATIONS/ADDITIONS: Front porch has likely been modified.

ORIGINAL OWNER(S): John and Josephine January (1907)

OTHER HISTORICAL DESIGNATIONS:

The house is contributing to the Clarksville National Register Historic District, and is listed as a Priority 2 in both the Clarksville Survey (2000) and the Comprehensive Cultural Resources Survey (1984).



CITY OF AUSTIN HISTORIC LANDMARK DESIGNATION CRITERIA

To be designated a City of Austin Historic Landmark, a property must:

1. Be at least 50 years old, unless it possesses exceptional importance as defined by National Register Bulletin 22, National Park Service (1996); and
2. Retain sufficient integrity of materials and design to convey its historic appearance; and
3. Be individually listed in the National Register of Historic Places, designated a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark, OR
4. Be significant in at least two of the following categories:

A. ARCHITECTURE

The property:

- ★ Embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; or
- ★ Represents technological innovation in design and/or construction; or
- ★ Contains features representing ethnic or folk art, architecture or construction; or
- ★ Represents a rare example of an architectural style; or
- ★ Serves as a representative example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation.

B. HISTORICAL ASSOCIATIONS

The property:

- ★ Has significant associations with persons, groups, institutions, businesses, or events of historical importance which contributed to the history of the city, state or nation; or
- ★ Represents a significant portrayal of the environment of a group of people in a historic time.

C. ARCHEOLOGY

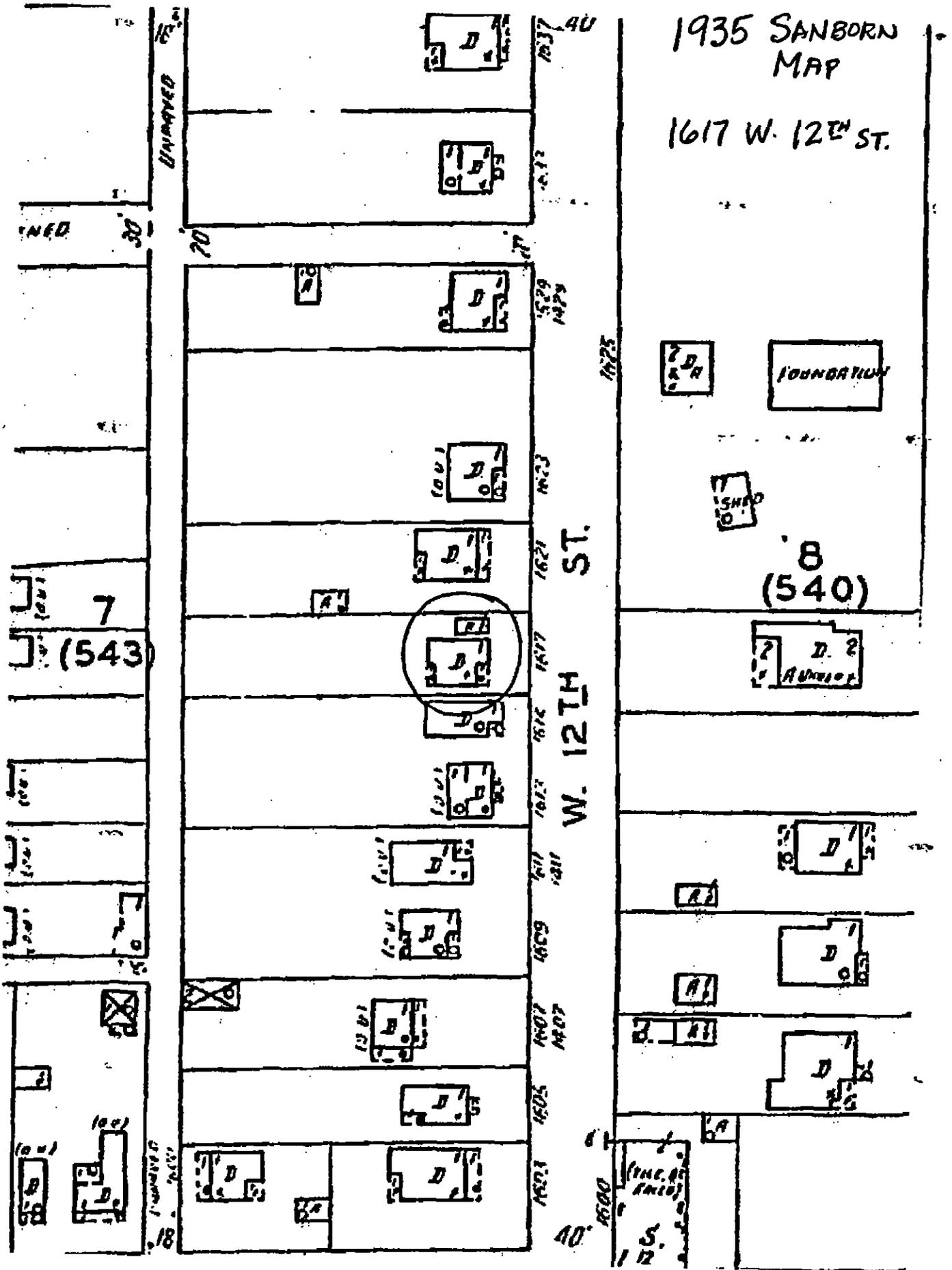
The property has, or is expected to yield significant data concerning the human history or prehistory of the region.

D. COMMUNITY VALUE

The property has a unique location or physical characteristic that represents an established and familiar visual feature of the neighborhood or the city, and contributes to the character or image of the city.

E. LANDSCAPE FEATURE

The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.



1935 SANBORN MAP

1617 W. 12TH ST.

8 (540)

W. 12TH ST.

OCCUPANCY HISTORY

1617 W. 12th Street

From City Directories, Austin History Center

City Historic Preservation Office

November, 2004

1965	Vacant
1962	Mrs. Josephine January (owner) Widow of John D. January
1959	Mrs. Josephine January (owner) Widow of John D. January
1957	Mrs. Josephine January (owner) Widow of John D. January
1955	Mrs. Josephine January (owner) Widow of John D. January
1952	Mrs. Josephine January (owner) Cotton picker
1949	Mrs. Josephine January (owner) Widow of John D. January
1947	Mrs. Josephine January (owner) Widow of John D. January
1944-45	Mrs. Josephine January (owner) Widow of John D. January
1942	Mrs. Josephine January (owner) Widow of John D. January
1940	Mrs. Josephine January (owner) Widow of John D. January Also listed are Alvin and Alice January, no occupation listed
1937	Mrs. Josephine January (owner) No occupation listed Also listed are Alvin and Alice January; Alvin is a porter at St. David's Hospital

- 1935 Mrs. Josephine January (owner)
No occupation listed
NOTE: Alvin January is listed as residing at 101 W. 26th Street
- 1932-33 Mrs. Josephine January (owner)
No occupation listed
Also listed is Alva and Alice January; Alva (Alvin?) is a yardman
at 4 Cromwell Hill
- 1930-31 John January (owner)
No occupation listed
Also listed is Alva January, a houseman at 4 Cromwell Hill
- 1929 John January (owner)
No occupation listed
NOTE: Alva January is not listed in the directory
- 1927 John January (owner)
No occupation listed
- 1924 John January (owner)
No occupation listed
Also listed is Alvin January, a porter at Capitol Chevrolet
- 1922 John January (owner)
No occupation listed
Also listed is Alva January, no occupation given
- 1920 John January (owner)
Porter, E.M. Scarbrough and Sons
Also listed is Alva January, no occupation given.
- 1918 John January (owner)
Driver, E.M. Scarbrough and Sons
Also listed are Annie January, no occupation given, and
Clarence C. January, no occupation given.
- 1916 John January (owner)
Porter, E.M. Scarbrough and Sons
Also listed are Annie January, a student, and Lewis January, a
student.
- 1914 John January
Porter, E.M. Scarbrough and Sons

- 1912-13 **John January**
Porter, E.M. Scarbrough and Sons
Also listed is Lewis January, a bellboy at the New Avenue Hotel
- 1910-11 **John January**
Porter, L.A. Wolf and Dad
Also listed is Andrew P. January, a yardman for M.H. Rowzee
- 1909-10 **John January**
Laborer
- 1906-07 **C.J. Donald**
Minister
NOTE: Donald is listed as African-American; the house is listed
as 1413 W. 12th, which may not be this same house.
- 1905 **Jackson Palm**
Coachman
NOTE: Palm is listed as African-American; the house is listed
as 1413 W. 12th, which may not be this same house.
- 1903-04 Neither Palm, Donald, nor January are listed.

CENSUS INFORMATION

1920 Census

John January, colored. Porter, born 1877 in Texas; his parents had been born in Tennessee

Josephine January, colored. Washerwoman, born 1878 in Texas; her parents had been born in Missouri

Other members of the household included Annie, a 22-year old student, and Alva, aged 15. All family members were listed as literate.

1930 Census

John January, colored. No occupation listed.

Josephine January, colored. Laundress.